Karen Johnson
Batch # 1200989
11/04/2024 09:05:05 AM
Fees: $13.00 Taxes: $4,236.50

Davidson County
DEEDWARR
2 pgs

20241104-0085335

BOX 10-A

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Barbara S. Turner 3901 West End Ave, Unit 302 Nashville, TN 37205	NEW OWNER	103 16 0A 003.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Stephen Jay Nedelman and Ilene L. Nedelman, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Barbara S. Turner, unmarried,**("Grantee") all of our/my right, title and interest in and to that certain real property known as 3901 West End Avenue, Unit 302, Nashville, TN 37205 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 302 of the ROKEBY 3RD FLOOR CONDOMINIUM APARTMENTS, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Plat Book 5060, Page 135, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Stephen Jay Nedelman and Ilene L. Nedelman, husband and wife, by Warranty Deed from Minnette F. Shepard, unmarried, of record in Instrument No. 20160404-0031851, in the Register's Office of Davidson County, Tennessee, dated April 01, 2016, and recorded on April 04, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 24th day of October, 2024.

Stephen Jay Nedelman

Ilene L. Nedelman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of October, 2024, before me personally appeared Stephen Jay Nedelman and Ilene L. Nedelman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of October, 2024.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,145,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

X Barbara L Turner
AFFIANT

Sworn to and subscribed before me this 31 day of October 2024.

Notary Public
My commission expires: _____

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27